

Mrs Catherine Zobel  
Catherine Lee Architecture & Interiors  
6 Gordon House  
37 Welbeck Street  
London  
W1G 8DW

Application Ref: **2011/6065/P**  
Please ask for: **Neil Zaayman**  
Telephone: 020 7974 **2630**

5 March 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**25 ROSSLYN HILL  
LONDON  
NW3 5UJ**

#### **Proposal:**

Amendments to planning permission dated 16/6/2010 (ref. 2010/2062/P). Amendments to include: Installation of skylight on side elevation, enlargement to rear lightwell, enlargement of existing lower ground floor to rear, alterations to external steps from raised ground floor down to garden, amendments to front elevation.

Drawing Nos: Structural Stability Report by J. David Bennett;

Site investigation dated 10th January 2012;

Screening flow chart by J. David Bennett dated 8th February 2012;

Design and Access Statement;

Drawing numbers: (Prefix: RH) A100, A102, A103, A104, A105, A106, B106, A201, A202, A203, A301, A302, A305, A401

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Structural Stability Report by J. David Bennett;  
Site investigation dated 10th January 2012;  
Screening flow chart by J. David Bennett dated 8th February 2012;  
Design and Access Statement;  
Drawing numbers: (Prefix: RH) A100, A102, A103, A104, A105, A106, B106, A201, A202, A203, A301, A302, A305, A401

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 2 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

5 The applicant is advised that this permission is for an amendment to an earlier grant of planning permission and can only be construed in conjunction with planning permission LBC ref. 2010/2062/P, as granted on 16th June 2010, which is the substantive permission. All conditions attached to the substantive permission still apply and are not superseded by this permission.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***